WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/07 14:37 2 pgs
Fees:13.00 Taxes:473.60

20070525-0062774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,000.00**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00

SUBS H
DAY

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF May 20 07

MY CC

Deputy Register

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer E. Rollins	**Cadence Bank, N.A.**	**81-12-373**
(NAME) **1406 Authur Avenue**	(NAME) **93 Seaboard Lane**	
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Brentwood, TN 37027-1978,**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marie Crutcher**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spencer E. Rollins a single person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land of Davidson County, Tennessee, being Lot No. 121 in McGavock, Wetmore and Other's First Addition to Nashville, called the Town of McGavock, a plan of which is of record in Book 21, Page 23, Register's Office for said County.

Said Lot No. 121 fronts 50 feet on the easterly side of Arthur Avenue, formerly Wetmore Street and extends back eastwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Marie Crutcher, unmarried Mary E. Crutcher, unmarried and Louise Crutcher, unmarried by deed from Everett K. Smith and wife, Ann Bell Smith of record in Book 8259, Page 136 said Register's Office. and inst # 20070525000627 73

Being the same property conveyed to Marie Crutcher as stated by Affidavit's of Heirship of record in Instrument No. 20050630-0075436 and of record in Instrument No. 20050630-0075437 Register's Office for Davidson County, Tennessee, and by corrective affidavits of record in Instrument No. 20070525000627 7 and Instrument No. 20070525000627 72 Register's Office for said County..

unimproved ☐

This is improved ☒ property, known as **1406 Authur Avenue, Nashville, TN 37208**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **18th day of May, 2007.**

Marie Crutcher

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Marie Crutcher** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this **18th day of May, 2007**..

Commission expires: July 19, 2008

Justin Tatum Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19,2008